

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA**

AGENDA FOR:

**SPECIAL REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING
TUESDAY, NOVEMBER 21, 2000, AT 10:30 A.M.
Council Chambers
202 C Street, 12th Floor**

NOTE: The public portion of the Redevelopment Agency meeting will begin at 10:30 a.m. The Redevelopment Agency will meet in Closed Session this morning from 9:00 a.m. to 10:30 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

Roll Call

Public Comment: Members of the public may address the Agency on items of interest within the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Requests to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

1. Approval of the minutes of October 3, 2000.
Approval of the minutes of October 24, 2000.
Approval of the minutes of November 14, 2000.

ADOPTION

2. **Second Implementation Agreement to the Disposition and Development Agreement for the International Gateway of the Americas Project with LandGrant and Cooperation Agreement with the City of San Diego to reimburse costs for certain public improvements.**

(RA 2001-75)

Authorize the Executive Director to execute the Second Implementation Agreement with LandGrant Development for the International Gateway of the Americas Project;

(RA 2001-74)

Authorize the Executive Director to prepare and execute a Cooperation Agreement with the City of San Diego for financing certain off-site public improvements; and making findings of fact regarding payment for public improvements.

See Redevelopment Agency staff report RA-00-19, dated November 15, 2000.

Council Companion Item No. 336.

Staff: Patricia K. Hightman 236-6207

Atty: Douglas Humphreys

ADOPTION

3. **Transfer of Funds for Acquisition of Days Inn Motel for Homeless Shelter.**

(RA 2001-81)

1) Authorize the transfer of up to \$3.5 million from the Redevelopment Agency to the City of San Diego (\$3.0 million from CCDC/Centre City Low/Mod Income Housing Fund; \$0.5 million from City Redevelopment Low/Mod Income Housing Funds), for the acquisition, rehabilitation and related costs of the Days Inn Motel to provide short-term transitional housing for homeless families; 2) make certain findings that partial acquisition of the Days Inn Motel with City Redevelopment Low and Moderate Income Housing Funds from the College Grove, North Bay, North Park and Market Street Redevelopment Project Areas is of benefit to those Redevelopment Projects; and 3) authorize the execution of the Agreement Affecting Real Property (Including Rental Restrictions) between the Redevelopment Agency and the City of San Diego restricting the use of the property to very low income people.

See Redevelopment Agency report dated October 31, 2000.

Council Companion Item No. 337.

Staff: Elaine DuVal 533-4556

Dale Royal 533-7108

Atty: Douglas Humphreys

4. **Resolution to Negotiate with Urban Innovations to develop a Master Developer Agreement.**

(RA 2001-80)

Approve resolution directing the Executive Director or designee to negotiate with Urban Innovations LLC for a period of six months to identify the terms and conditions of a Master Developer Agreement for the Barrio Logan Redevelopment Project.

See Redevelopment Agency report no. RA 00-22, dated November 15, 2000.

Staff: Ingrid Alverde 236-7305

Atty: Elisa Cusato

5. **North Bay Redevelopment Project**

(RA 2001-85)

Direct the Executive Director to explore and consider for funding from the North Bay Redevelopment Project Tax Allocation Bonds, Series 2000, including but not limited to, projects listed as an Attachment and return with the appropriate actions.

See Redevelopment Agency report no. RA-00-23, dated November 15, 2000.

Staff: James Davies 236-6327

Maureen Ostrye 236-6436

Atty: Elisa Cusato

ADOPTION

6. **Approval of the First Amendment to the Agreement with The Environmental Trust for Wetlands Creation, Maintenance, Monitoring and Long-Term Endowment.**

(RA 2001-70)

1) Approving the First Amendment to the Agreement with the Environmental Trust to provide wetlands creation, monitoring, maintenance and long-term endowment services for the Imperial Market Place and Valencia Business Park projects for an additional amount of Twenty-Seven Thousand Four Hundred Forty-Five Dollars (\$27,445) for the Performance Bond and Labor and Materialmen's Bond. The new Agreement total will not exceed One Hundred Seventy-Nine Thousand Nine Hundred Fifteen Dollars (\$179,915); 2) directing the Auditor to amend the FY 00/01 Project Budget in the Central Imperial Redevelopment Project in the amount of \$27,445 (Fund No. 98779 Valencia Business Park for \$9,685 and Fund No. 98780 Imperial Marketplace for \$17,760); 3) authorizing the repayment of \$27,445 previously loaned to the Agency from the City of San Diego for the Mount Hope Redevelopment Project Area; and 4) authorizing acceptance of \$27,445 from the City as an interest bearing loan to be used in the approved FY 00/01 SEDC Project Budget for the Central Imperial Project Area and to be repaid as soon as practicable from tax increment or other appropriate and available revenue.

See Southeastern Economic Development Corporation report no. 00-35, dated November 8, 2000.

Council Companion Item No. 334.

Staff: Marie Humphrey 527-7345

Atty: Carrie Gleeson

JOINT PUBLIC HEARING

7. **Proposed Disposition and Development Agreement with Mercado Alliance LLC, - Barrio Logan Redevelopment Project.**

(RA 2001-76)

Should the Agency authorize the Executive Director or his designee, to execute the Disposition and Development Agreement with Mercado Alliance LLC, for the development of the Mercado del Barrio Commercial Project in the Barrio Logan Redevelopment Project Area?

(RA 2001-79)

Should the Agency approve the Basic Concept Drawings?

(RA 2001-77)

Should the Agency state for the record that the Final Environmental Impact Report prepared for the Barrio Logan Redevelopment Plan DEP No. 90-0133 and the Secondary Study (prepared by Butler Road for the Mercado project dated November, 1992) has been reviewed and considered prior to approve the project?

(RA 2001-73)

Should the Agency approve the Housing Replacement Plan for the Mercado del Barrio Disposition and Development Agreement?.

See Redevelopment Agency report no. RA-00-21, dated November 15, 2000.

Council Companion Item No. S-601.

Staff: Ingrid Alverde 236-6705

Atty: Elisa Cusato

JOINT PUBLIC HEARING

8. **Second Implementation Agreement between Street Retail West 8, LLC - Holswasser/Walker Scott, Owl Drug Bldg. And 1026 Fifth Avenue.**

(RA 2001-86)

Approving the Proposed Second Implementation Agreement between the Agency and Street Retail West 8, LLC for the Redevelopment of 1014 Fifth Avenue (Holswasser/Walker Scott Building), 402 Broadway (Owl Drug Building) and 1026 Fifth Avenue; authorizing the executive director, or designee to execute the agreement and related documents; and amending the FY 2001 Budget, increasing the Core District Fund by \$500,000, and decreasing the Area-wide Public Improvements fund by \$500,000.

See Centre City Development Corporation report dated October 18, 2000.

Council Companion Item No. S-602.

Staff: Jeff Zinner 533-7122

Atty: Elisa Cusato

9. **Market Street Industrial Park Redevelopment Plan.**

Continued from the meeting of November 14, 2000, request of Councilmember Stevens

(RA 2001-65)

Joint Public Hearing with the City Council on proposed termination of the effectiveness of the Market Street Industrial Park Redevelopment Plan Project.

See Redevelopment Agency staff report no. RA 00-18, dated November 8, 2000.

Council Companion Item No. S-603.

Staff: Ples Felix 236-7245

Atty: Elisa Cusato